GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority (TUDA), Tirupati – Change of land use from partly Transportation use (Ac.5.45 cts) and partly Hill lock use (Ac.1.17 cts) to an extent of Ac.6.62 cts out of total extent of Ac.12.24 cts to Residential use in Sy.No.10/3b, 10/5, 282/25, 10/4b, 282/1, 282/26, 282/27 of Mamandur village - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 170 Dated: 15-09-2020

Read the following:

1. From the VC, TUDA, Roc.No.1470/G1/2019, dt.06.08.2019 & 18.10.2019.
2. Govt.Memo No.1150983/H1/2020, dt.27.05.2020.
3. From the VC, TUDA, Roc.No.1470/G1/2019, dt.19.06.2020.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept.,dt:30.06.2012.
5. Govt. Memo No.1150983/H1/2019, MA&UD (H1) dept.,dt:08.07.2020.
6. AP Extraordinary Gazette No.173, Part-I, dt.08.07.2020
7. From VC, TUDA, Tirupati Lr.No.1470/G1/2019, dt.20.08.2020.

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O R D E R:

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.173, Part-I, dt.08.07.2020. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 7th read above has informed that the applicant has paid total an amount of Rs.8,15,525/- towards Institutional/Conversion /Scrutiny/Publication Charges for the proposed change of land use.

2. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 7th read above has informed that they have published the draft variation appendix notification pertaining to the said change of land use in Andhra Jyothi (Telugu Daily) and Indian Express (English Daily) on 10.07.2020 and 11.07.2020 respectively calling for objections and suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the issue of the Andhra Pradesh Gazette. i.e., 15.09.2020.

(BY ORDERS AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

Contd...2

The Vice Chairman, Tirupati Urban Development Authority (TUDA), Tirupati
The Director of Town and Country Planning, AP, Mangalagiri.
Copy to:
The Commissioner, Tirupati Municipal Corporation, Tirupati, Chittoor District.
The District Collector, Chittoor District.
Sc/Sf (E 1150983)

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Tirupati Urban Development Authority Region, Tirupati sanctioned in G.O.Ms.No.112 MA &UD(H1), dated.08.03.2019 and proposed in exercise of the powers conferred by Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in Sy.Nos.10/3b, 10/5, 282/25, 10/4b, 282/1, 282/26, 282/27 of Mamandur (V), Chandragiri (M), Chittoor District to an extent of Ac.6.62 and the boundaries of the site are given in the schedule below, which was for Transportation (Ac.5.45 cts) and Hillock use (Ac.1.17 cts) out of total extent of Ac.12.24 cts in Tirupati Urban Development Authority Region, sanctioned in G.O.Ms.No.112, MA&UD (H1) Department, Dt.08.03.2019 is now designated as Residential Use as was shown in modification Master Plan in MMP.No.03/2020 of Tirupati Urban Development Authority which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely

1. That the applicant shall hand over site affected in road widening (including service road) to the authority concerned through registered gift deed at free of cost.
2. The applicant shall maintain the water bodies if any existing in the proposed site without disturbance of its natural course.
3. Existing Yellamma Gunta which is falling within the proposed site shall be retained without encroachments.
4. The applicant shall provide necessary buffer all along the boundary of the water body as per rules in force.
5. The applicant shall submit the plans for approval of layout to the competent authority before taking any developmental activity site under the site.

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6. That the applicant shall obtain approval of building plans for construction of buildings from Tirupati Municipal Corporation, Tirupati duly paying necessary charges to Tirupati Municipal Corporation, Tirupati and Tirupati Urban Development Authority, Tirupati as per rules in force.
7. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority, Tirupati /Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. After approval of the change of land use the applicant have to apply to Tirupati Urban Development Authority, Tirupati for necessary development permission duly paying the charges / fees to Tirupati Urban Development Authority, Tirupati.
10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
11. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
12. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

A,B,C,D,E,F,G, H, I,J,K,L,M – A

North : Chittoor to Tirupati NH Road.
East : Vacant Lands
South : Vacant Land
West : Land of Sridevi Reddy

A,B,C,D,E,E-A

North : Vacant land of Sakath Educational Trust and Candor International School, Tirupati.
East : Vacant Lands
South : Reserved forest
West : Land of Sridevi Reddy

J SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER